

Central
Bedfordshire
Council
Priory House
Monks Walk
Chicksands,
Shefford SG17 5TQ



**TO EACH MEMBER OF THE
DEVELOPMENT MANAGEMENT COMMITTEE**

10 November 2015

Dear Councillor

DEVELOPMENT MANAGEMENT COMMITTEE - Wednesday 11 November 2015

Further to the Agenda and papers for the above meeting, previously circulated, please find attached the Late Sheet:-

16. Late Sheet

Should you have any queries regarding the above please contact Democratic Services on Tel: 0300 300 4040.

Yours sincerely

Helen Bell,
Committee Services Officer
email: helen.bell@centralbedfordshire.gov.uk

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LATE SHEET

DEVELOPMENT MANAGEMENT COMMITTEE – 11th November 2015

Item 6 (Pages 15-40) – CB/15/03000/VOC – Land rear of 197 Hitchin Road, Arlesey

Additional Consultation/Publicity Responses

Additional Comments

None

Additional/Amended Conditions/Reasons

Item 7 (Pages 41-62) – CB/15/02102/FULL – Land to the East of High Road, Shillington

Additional Consultation/Publicity Responses

Neighbour letter.

1 additional Objection received on grounds of:

- Additional traffic congestion, noise and pollution.
- Existing Memorial Hall is a landmark building in the village.
- Increased impact on neighbouring residents.
- Further parking problems on High Road.

NHS

We would not have considered 19 dwellings in this area as an issue for health. However, it should be noted that there is a development of 97 dwellings in Lower Stondon and recently completed developments in Shefford, which as you will appreciate add up to additional needs for health care in this area.

Dr Collins and Carragher in Lower Stondon is the nearest surgery to the above development, with both Shefford and Arlesey a close second.

As these three practices are the nearest to the development it should be noted, their capacity to continue to take on additional patients, within the remit of the current premises:

- Dr Collins and Carragher is deemed as having capacity (but is nearing its constraints at 18.70 patients per square metre
- Dr Cakebread and Partners at Shefford Health Centre has capacity with 17.50 patents per square metre

- Arlesley Medical Centre is constrained at 22.55 patients per square metre.

'Constrained' means a practice working to over-capacity for the size of their premises and the clinical space available to provide the required services to their patients. Practice in this situation would usually need to be reconfigured, extended or in exceptional circumstances even relocated to absorb a significant number of new registrations.

Therefore the proposed additional patients (45.6 = 2.4 x 19 dwellings), NHS England would expect that these patients would have an impact on the capacity for these surgeries and would be grateful for a GMS health contribution of £621 per dwelling for the use of Primary Care.

Housing Development Officer (regarding the proposed change to provide 21% affordable housing)

In these situations we would normally request to see a financial appraisal to demonstrate as to why the policy requirement can not be met. However, having reviewed the affordable housing provision for the site the scheme is proposing 4 affordable rent units as 1 bed bungalows which is a type of unit welcomed by the Council. Further to this internal waiting list information received from Housing Services demonstrates a demand for 1 bed units in Shillington. However, in order to be able to agree to the 31% affordable housing from this scheme I would like confirmation that the bungalows will all be designed to Mobility Standard to 'future proof them' for the future requirements.

Education

Additional discussions between education and the Case Officer result in a recommendation to Members to not require education contributions in this instance given the amounts claimed in light of the likely impact it would have on the viability of the provision of the community facility.

Additional Comments

None

Additional/Amended Conditions/Reasons

Highways additional conditions.

1. Notwithstanding the details submitted in the approved plans, no development shall take place until details have been submitted to and approved in writing by the Local Planning Authority of a revised site layout showing an amended highway layout that includes the provision to of a formal turning head within the site and development shall be carried out in accordance with the approved details.

Reason: To ensure adequate arrangements to accommodate for refuse collection in the interests of highway safety

2. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995, or any amendments thereto, the garage accommodation on the site shall not be used for any purpose, other than as garage

accommodation, unless permission has been granted by the Local Planning Authority on an application made for that purpose.

Reason: To retain off-street parking provision and thereby minimise the potential for on-street parking which could adversely affect the convenience of road users.

Additional condition regarding open space.

1. Prior to the occupation of the first dwelling, a scheme for the provision, management and maintenance of the Public Open Space shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the management body which will be responsible for delivering the management and maintenance of the Public Open Space in accordance with the approved scheme. The Public Open Space shall be laid out prior to the occupation of the 19th dwelling and thereafter managed and maintained in accordance with the approved scheme.

Reason: To ensure the provision of public open space to an acceptable standard and to ensure its future management in the interests of high quality development and policy DM3 of the Core Strategy and Development Management Policies 2009.

Amended conditions

8. No development shall take place unless and until the following have been submitted to and approved in writing by the Local Planning Authority:

- a) A Phase 1 Desk Study incorporating a site walkover, site history, maps and all further features of industry best practice relating to potential contamination.
- b) Where shown to be necessary by the Phase 1 Desk Study, a Phase 2 Site Investigation report further documenting the ground conditions of the site with regard to potential contamination, incorporating appropriate soils and gas sampling.
- c) Where shown to be necessary by the Phase 2 Desk Study, a Phase 3 detailed scheme for remedial works and measures to be taken to mitigate any risks to human health, groundwater and the wider environment.

Any works which form part of the Phase 3 scheme approved by the local authority shall be completed in full before any permitted building is occupied. The effectiveness of any scheme shall be demonstrated to the Local Planning Authority by means of a validation report (to incorporate photographs, material transport tickets and validation sampling), unless an alternative period is approved in writing by the Authority. Any such validation should include responses to any unexpected contamination discovered during works.

Reason: The details are required prior to commencement to protect human health and the environment in accordance with policy DM3 of the Core Strategy and Development Management Policies (2009).

18. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 12494 200 G, 12494 201, 12494 202 A, 12494 203 B, 12494 204 B, 12494 205, 12494 206 A,

12494 208, 12494 209 A, 12494 100, 12494 101, 12494 102 p1, 12494 103, 12494 104, 12494 105 and 12494 106 A.

Reason: To identify the approved plan/s and to avoid doubt.

Item 8 (Pages 63-80) – CB/15/02104/FULL – Land at Memorial Playing Fields, Greenfields, Shillington

Additional Consultation/Publicity Responses

Leisure Officer raises no objections following Sport England's no objection

Additional Comments

Additional/Amended Conditions/Reasons

The development hereby approved shall not be brought into use until the sports pitches have been laid out in accordance with the layouts shown on drawing Number 12495 03 Revision E.

Reason: To ensure the satisfactory quantity, quality and accessibility of compensatory provision which secures a continuity of use.

Item 9 (Pages 81-96) – CB/15/03228/OUT – Chalkcroft Nursery, The Ridgeway, Moggerhanger

Additional Consultation/Publicity Responses

Additional response

I write regarding the planning application for 9 properties at Asterby & Chalkcroft Nursery, Moggerhanger (CB/15/03228/OUT), submitted by Mr. & Mrs. Aldridge.

You will be aware from previous interactions between yourselves and the MATHS group that Moggerhanger has strong views on development within our small village. Earlier this year we elected a new Parish Council with many new members in favour of taking a more active interest in our housing and development. Because of this the decision was taken to disband the MATHS group and for members to raise issues with, and give support to, our new Parish Council.

I write on behalf of the Trustees of Moggerhanger Village Hall and the Trustees of The Friends of Moggerhanger Village Hall. These two charities work in unison to support and maintain our well used and vital community hall. We recently purchased a one acre strip of land from Central Bedfordshire Council to provide a much needed car park and improved facilities at the hall, all of which will require significant expenditure. We are in the process of drawing up a planning application for submission. Currently car owners park along Blunham Road, often on the pavement,

making the road dangerous for road users and pedestrians alike. As well as the much needed car park we wish to develop an outside secure family friendly grassed area.

As part of their application Mr. & Mrs. Aldridge have committed to building a lit footpath from the proposed development to connect with Blunham Road and also to contribute £50,000 towards the car park and improvements at the village hall, both of considerable benefit to the village.

Many key points have been highlighted to your planning department by residents but despite this we understand that the case officer is recommending refusal and that this application will now come to the DMC on November 11. We would be grateful if you would give careful consideration to this application taking note of the following points we have raised.

CBC still has a requirement for additional housing and 30% of this proposed development will be affordable.

Moggerhanger is a small village and as such the right type of development is important to maintain the close community and stay in keeping with the surrounding area and properties. This is a small development on land that is already developed with good screening and good spacing so not over developed.

There will be a foot path enabling easy access to Blunham Road, school and bus facilities, the local village hall and church, making facilities far more accessible than for residents currently living within the Chalton area.

Access to the main A603 will be from the Ridgeway where visibility is good so there will be no impact on the already busy crossroads where Blunham Road joins the A603.

As you know a big issue for Moggerhanger is the service provided by Anglian Water with too low water pressure and inadequate foul and surface water disposal. Water for this development will come from Blunham not through Upper Caldecote and the proposed Biodisc treatment plant for sewage will ensure this development does not impact on the already inadequate services provided by Anglian Water.

Mr. & Mrs. Aldridge held a meeting in our Village Hall outlining their proposal and seeking support from the residents. They have a petition signed by more than 90 parishioners, a copy of which we attach to this communication.

It is true that this development would be outside the settlement envelope, however, can we take the liberty and remind you that for the recently approved development behind the Guinea public house 16 of the 18 properties are also outside of the settlement envelope.

It will be of no surprise to you to see we have compared this application to the recently approved development for 18 houses behind the Guinea public house which will be built on virgin farm land, is in our opinion over developed and not in keeping with surrounding properties, will impact significantly on the road traffic at the cross roads and is likely to break the already over stressed Anglian Water services.

It is clear from the proposal that the nursery is no longer viable so some form of alternative development will be required. If this application is not approved for residential development then the alternative would be for a different kind of commercial development. We are certain you are already aware that Moggerhanger has more than its fair share.

The case officer states that the benefit offered to the Village Hall cannot be taken into consideration. May we draw your attention to item 7 on your agenda for November 11 meeting regarding the erection of 19 properties at Shillington after demolition of the village hall. Here the recommendation is for approval and here the community hall is paramount to the recommendation.

“The development of the site for residential purposes is contrary to policies within the Core Strategy and Development Management Policies 2009. However in this instance the development is considered acceptable as an exception on the basis that the material considerations with the scheme, that being that monies generated from the development will be directed towards the provision of a new Community Hall within the village at the Memorial Playing Fields, outweighing the noncompliance with policy.”

In conclusion we believe this is a community focused development, providing benefits and many facilities for new and existing residents alike, unlike the Guinea development where we feel the beneficiary is the developer alone.

Taking all this into consideration we would urge you to recommend this application be granted.

Yours sincerely,
Mr Roger H Allen - Secretary, Moggerhanger Village Hall

Home : Old Vicarage, Blunham Road, Moggerhanger, Bedford MK44 3RD

98 Station Road –comments received -

This development is proposed in open countryside and well out of any village building line. The original bungalow was granted on agricultural grounds. Historically I understood from my mother that during 1939-45 a line of bombs were dropped by enemy aircraft to target railway lines but fortunately missed. Ground may need to be tested for UXBs.

Rights of Way Officer -

I have no objections to the application.

I do have comments I wish to be taken into consideration with regard to the pedestrian access as described in the application and Design Guide. The applicant is disposed to the creation of a Permissive Footpath across the site to allow public access between The Ridgeway and Blunham Road, Moggerhanger.

I would like the applicant to dedicate the intended footpath as a Right of Way rather than a permissive route. This will root the access permanently into the landscape, be able to be improved over time and give an important everlasting public access gain in this area. It would allow wider users to access the Ivel Riverside rights of way and

Sandy beyond without using the Bedford-Sandy road rat run. I would be most content with the way becoming a legal footpath. In that case Countryside Access would sign the route and maintain the surface of the way over time.

The proposed route would have to have a minimum legal width of 2metres and be level and surfaced with blinded recycled planings (680m x 1.5m approx cost £22500.00) as this would become a very popular route. I would resist the installation of structures (kissing gates) as Countryside Access policy is for as open access as is possible. In this case stock is not present.

Petition received in support of proposal.

Additional Comments

Letter dated 6 November 2015 from the applicants Agent Clarke and Whalen.

Appended to the Late Sheet (also circulated to Members by email)

Officers comments on above.

The Guinea development is not considered to be comparable to this application as the Guinea site was allocated for development under Policy HA26 of the Site Allocations Development Plan Document (2011). Under the site allocation process it was considered to be an appropriate location for new development.

Regarding the comments made referring to the new village hall proposed by the Shillington application (also on this agenda), in this case the Village Hall forms part of the proposal as it is to be demolished to make way for the proposed new dwellings. As set out in the committee report for the Shillington item, the proposal here will enable the delivery of a new village hall elsewhere in the village. The loss of the community facility would not be acceptable and therefore the development seeks to provide new facilities as part of the proposal. As such the new facility is relevant to the development and required to make the development acceptable in planning terms. It therefore complies with the CIL regulations whereas in the Chalkcroft Nursery case, the proposed £50,000 towards a new car park is not considered to meet the tests set out in the CIL regulations as set out in the committee report.

Reference has been made to a recent planning application in the CBC Parish of Studham where three dwellings were granted permission at Studham Nursery under delegated powers on 22/09/15. In this case the nursery had ceased trading and a viability assessment submitted, it would be an overall enhancement of the site which is in an AONB and Green Belt, there was a reduction in the built footprint of the site, the enhancement of the site was considered to outweigh other considerations. In the Moggerhanger case, the site is not within Greenbelt, there would be a significant increase in built footprint on the site, the business continues to trade, the viability assessment submitted did not explicitly set out the business accounts to demonstrate the business is not viable.

Members should be aware that Annex 2 of the NPPF defines Previously Developed Land (brownfield) as excluding: land that is or has been occupied by agricultural or forestry buildings. Horticultural use falls within the definition of agriculture as set out by the Town and Country Planning Act 1990.

Item 10 (Pages 97-116) – CB/15/02248/FULL – Land adj to Flitwick Filling Station, High Street, Flitwick

Additional Consultation/Publicity Responses

Highways England: No objections.

Central Bedfordshire Council Highways officer: No objections to revised plans.

Network Rail: No further comments to make on revised plans other than those previously raised.

Additional Comments

None

Additional/Amended Conditions/Reasons

None

Item 11 (Pages 117-128) – CB/15/03408/FULL – Woodcote, Woodside, Aspley Guise

Additional Consultation/Publicity Responses

None

Additional Comments

Letter dated 3 November 2015 from the applicants. Appended to the Late Sheet

Additional/Amended Conditions/Reasons

None

Item 12 (Pages 129-146) – CB/15/03064/REG3 – Leighton Middle School, 2 Church Square, Leighton Buzzard

Additional Consultation/Publicity Responses

A letter has been received from the Chair of Governors of Leighton Middle School confirming that the results of the consultation with parents and staff has resulted in an agreement to alter the times of the school day by 10 minutes in accordance with the recommendations within the submitted Travel Plan.

Additional Comments

The additional plan showing the proposed alterations to the Dining Block has been received.

Additional/Amended Conditions/Reasons

None

***Item 13 (Pages 147-164) – CB/15/03281/FULL – 55 Jeans Way,
Dunstable***

Additional Consultation/Publicity Responses

A further letter has been received from the occupier of No. 42. Kingsbury Gardens. She states that the sun shines at the bottom of the garden of No. 42 at around 9.30 am at this time of year and works its way towards the house over the next three hours. It then shines into the sun lounge of No. 42 until mid afternoon.

Additional Comments

None

Additional/Amended Conditions/Reasons

None

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Ms S Boyd
Senior Planning Officer, East Team
Regeneration and Business Directorate
Central Bedfordshire Council
Priory House,
Monks Walk,
Chicksands,
Shefford,
Bedfordshire, SG17 5TQ

BY EMAIL AND BY HAND

Our Ref: 5259

06 November 2015

Dear Ms Boyd,

Re: CB/15/03228/OUT Chalkcroft Nursery, Blunham

Further to my email dated 26oct15 and, following the issue of your report for the Planning Committee this coming Wednesday, we wish to raise a number of points, which were included in our application, and comments related to your report which committee members should be made aware for their further information.

The reasons for refusal are primarily that the proposal is located in the open countryside and in a remote location and is thus considered unsustainable development which would also result in harm to the character and appearance of the rural area by introducing a cluster of new dwellings in an area which is rural in nature.

Location:

In terms of the location of the site, the Committee report does not refer to the full evidence of good connectivity which is well documented in the Design and Access Statement and the Planning Statement. We outlined in detail a diagram of the local transport and other links, a further copy of is enclosed which should be included with the information circulated to members. I would also highlight para 5.36 of the DAS:

The revised Design Guide for Central Bedfordshire states that the average walk is 0.7 miles, 70% walk journeys are under 1 mile and 95% of journeys under 2 miles. The distance to the Village Hall, School, Church is under 0.7miles and the Pub and No. 73 bus stop is under 1 mile. There is a closer bus stop (188) but the service is once every 2 hours starting at 8.30 am in the morning. That said, on the basis of the BREAM code of sustainable development the quality of the bus service should be a greater consideration than the closeness of the bus stop. The 73 bus is a twice hourly service to Bedford in one direction and to Sandy & Biggleswade in the other. The 73 is frequently standing room only at peak times. The school bus to Alban Academy passes along the Ridgeway past the site.

The proximity and walking distances to the village and other local centres is also evidenced by the attached Fact Sheet #1 together with Fact Sheet #2 which cites both National and CBC guidelines and this site falls within those guidelines. Indeed the proposed new path will provide a direct link to the village and between footpaths FP1 and FP6 thus creating a circular walk around Moggerhanger. The path will also allow easy, sustainable access to DS Smith (formerly Abbey Corrugated) and the Ridgeway Business Park.

In the pre-application advice from Highways they said "The submission indicates a proposal to link the site with the village of Chalton (Moggerhanger) by the provision of a footpath link across agricultural land *but unless the route is properly surfaced and possibly illuminated the usefulness of the link and level of usage, particularly during the winter months and occasions of inclement weather is unlikely to be well used*, leaving no alternative but to rely on the private car as the mode of transport." The corollary of this is that a properly surfaced and possibly illuminated path as proposed will be well used. This advice would agree with the acceptable walking distances suggested by the IHT. That said, given that this is an outline application, the development of the detail can be addressed through suitable planning conditions and direct consultation.

Therefore, far from being remote this site is within accepted guidelines. Indeed in a recent approval in Studham, the location it is as far from the facilities as this site is, there is no safe walk into the village and it is in an area of outstanding natural beauty, an area of great landscape value and is in green belt.

Quality

The refusal cites only one policy (DM3), which is concerned with development 'quality', on the basis of 'harm to the character and appearance of the rural area'. In the pre-app response it was stated that *Notwithstanding the comments made above regarding the principle of the development, the proposed layout plan appears to be broadly acceptable*. As this is only an outline application, members need to make their own judgements about whether the scheme complies with the requirement for all new development to be 'appropriate in scale and design to their setting' and decide what weight should be accorded to any 'adverse impact' identified. We believe it is appropriate.

Housing Need and Land Supply:

CBC have a lack of market housing and affordable housing. Indeed CBC wrote to the Planning Inspector for a scheme Shefford to acknowledge that they have a significant shortfall in both. If approved this scheme will improve this shortfall.

The shortfall in the 5 year supply of housing land was brought to members attention at the CBC Executive meeting on 6th October 2015. The current shortfall is clearly a material consideration and in para. 9 of the accompanying report it explicitly recognises CBC's vulnerability at appeal. I quote:

Housing Supply Position

9. The Development Strategy is now afforded little, if any, weight and this has been borne out by recent appeal decisions where both the Development Strategy and the Central Bedfordshire North Core Strategy policies for the supply of housing held no weight and sites outside the settlement envelope were granted permission. This is because the National Planning Policy Framework (NPPF) requires that local planning authorities identify a supply of specific deliverable sites sufficient to provide 5 years' worth of housing against their housing requirements. Where a five year supply cannot be demonstrated, relevant policies for the supply of housing are considered 'out of date' and there is a presumption in favour of sustainable development. In practice, this means that councils who have less than 5 years supply are susceptible to planning applications being granted on appeal rather than being able to direct growth to the optimum locations for the benefit of the area as a whole.

As stated in your report paragraph 14 of the NPPF advises that where the development plan is absent, silent or relevant policies are out of date, planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. Although you consider that the adverse impacts in this case would demonstrably and significantly outweigh the benefits we believe that we have demonstrated that this is incorrect.

In the appeal for Campton Road, Shefford CBC demonstrated that 5% of its five year housing supply was to come from windfall sites of less than 15 dwellings. The NPPF defines windfall sites as sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.

Clearly you prefer see this and similar sites lie vacant whilst accepting that there is an unmet need for housing across the district (and this shortfall will grow now that CBC accepts it must contribute to meeting Luton's unmet need). Members should be respectfully reminded that other 'material considerations' i.e. the absence of a 5 year supply, the acute shortage of affordable housing and the scope to negotiate other community benefits (subject to compliance with CIL Regs) should be accorded significant weight. The direction of travel in terms of both national and local policy would favour a more flexible approach to residential development on brownfield sites, and developers should not be penalised on account of unforeseen delays to the Local Plan review. If the scheme is refused and no beneficial use is found for the site then it's likely to become derelict in the near future, which would not accord with the NPPF objective of making efficient use of land.

Community benefits:

As well as footpath the applicant has offered to contribute a sum of money to the Village Hall as part of their planning obligations. However you state this this is not CIL compliant despite clearly of being of benefit to the village whereas at Shillington (on the same agenda) you are accepting the rebuilding of the village hall in exchange for the developer getting permission to build many more houses.

The report also states that no details of the footpath have been put forward. The applicant is more than happy to discuss the detail with officers but as advised above, given that his is an outline application, the development of the detail can be addressed through suitable planning conditions and a S106.

To summarise, we believe that the site is sustainable and therefore not contrary to policy and the dwellings will contribute to the housing shortfall.

Providing a supply of housing to meet the needs of present and future generations is one of the primary roles the planning system and that there is no simple definition of sustainable development in the NPPF; quoting from para 6:

'The policies in paragraphs 18 to 219, taken as a whole, constitute the Government's view of what sustainable development means in practice for the planning system.'

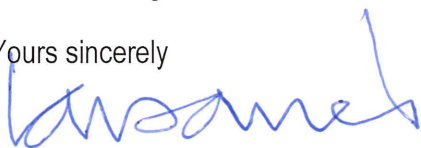
The site is a brownfield/previously developed site. A major point of the NPPF is to preserve the green belt and best quality farm land. Once farm land is built on it will never be farmland again and its supply is precious and finite. Paragraph 17 of the National Planning Policy Framework encourages the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value. By effectively allowing the land to become derelict, this is not an effective use of land and is contrary to the core principles of the National Planning Policy Framework.

In every case the judgement made will need to take of account of all the circumstances, and where there is a housing supply shortfall, all windfall contributions are significant. As we are sure that members are aware, a number of recent appeal decisions have reinforced that message.

However, it would be worth reminding members that this is an outline application and if they are minded to approve the scheme there is no necessity to defer a decision as they will have opportunity to deal with detailed design under reserved matters, and to secure delivery through a S106 agreement.

We would be grateful if this could be circulated to members, preferably before the site visit.

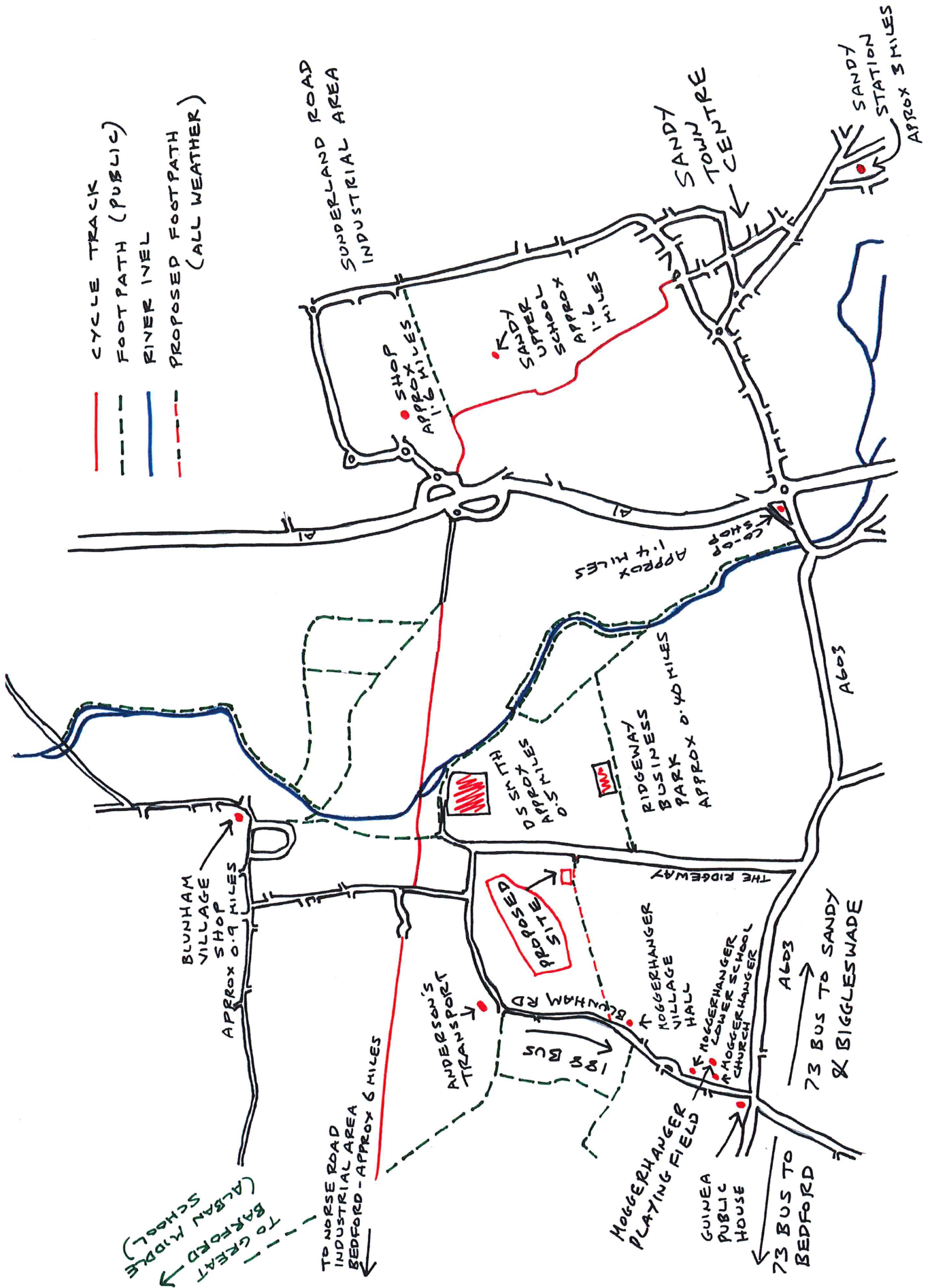
Yours sincerely



IAN DAVIES MA(Arch.Man) DipArch RIBA MFPWS

For CLARKE + WHALEN ARCHITECTS LTD

Encl. Fact Sheet #1, Fact Sheet #2, Local links



FACT SHEET #1
CB/15/03228/OUT

Facility	Distance miles	Distance m	Travelling Time	
			Walking mins	Cycling mins
MOGGERHANGER				
Village Hall	0.37	600	7	2
Lower School	0.58	935	12	3
Church	0.65	1,050	13	3
Playing Field	0.67	1,080	13	3
Pub	0.74	1,185	15	4
188 Bus stop	0.56	900	11	3
73 Bus stop - east bound	0.77	1,245	15	4
73 Bus stop - west bound	0.80	1,285	16	4
Ridgeway Business Park	0.30	490	6	2
DS Smith (formerly Abbey Corrugated)	0.40	650	8	2
Cycle track	0.39	625	8	2
SANDY				
Sandy town centre	2.38	3,825	48	12
Sandy station	2.77	4,450	55	14
Tesco, Sandy	2.92	4,700	58	15
Sandy Upper School	1.59	2,550	32	8
Co-op at Fallowfield	1.55	2,500	31	8
Maple Leaf Lower School	1.55	2,500	31	8
Sunderland Road Industrial Estate, Sandy	1.78	2,865	36	9
WILLINGTON				
Danish Camp	3.02	4,850	60	15
BEDFORD				
Bedford town centre	7.31	11,750	146	37
Bedford cinema	6.28	10,090	126	31
Norse Road Industrial Estate, Bedford	5.42	8,715	108	27
Priory Business Park, Bedford	6.64	10,670	133	33
Tesco, Cardington Road, Bedford	6.75	10,860	135	34
Tesco, Goldington Road, Bedford	5.88	9,450	118	29
Waitrose, Goldington Road, Bedford	5.63	9,050	113	28

No. 73 Bus between Bedford and Biggleswade

This is operated by Stagecoach and runs from early in the morning until late in the evening. It runs at half hourly intervals for the majority of the day and for 7 days a week.

NOTE

The proposed development is closer to the school and village hall than the development at Shillington (items 7 & 8 on the DMC agenda). The distance to the playing field is the same.

FACT SHEET #2
CB/15/03228/OUT

Central Bedfordshire Home to School Transport Policy 2014/15

A child of statutory school age who meets one of the following criteria will be provided with free travel arrangements to school as follows.

i. A child aged under 8 years who attends either the catchment area school designated by Central Bedfordshire Council or the nearest qualifying school but lives more than 2 miles from the school, by the shortest available walking route, unless parents voluntarily make suitable alternative arrangements.

**Department for Transport
National Travel Survey: England 2014**

76% of all trips under one mile are walks. (page 12)

**Chartered Institution of Highways & Transportation
(formerly the Institution of Highways and Transportation)
Guidelines for Providing Journeys on Foot**

Table 3.2: Suggested Acceptable Walking Distance.

	Town centres (m)	Commuting/School Sight-seeing (m)	Elsewhere (m)
Desirable	200	500	400
Acceptable	400	1000	800
Preferred maximum	800	2000	1200

Central Bedfordshire design Guide

Walking
1.10.03

Nationally, pedestrian journeys make up around 27% of all journeys. In Bedfordshire, 50% of children walk to school. Pedestrian convenience should therefore have the highest priority.

- To encourage walking, facilities need to be nearby. The average walk journey is 0.7 miles long, whilst around 70% of walk journeys are under a mile and 95% under 2 miles.
- Routes should be as direct as possible, safe and attractive.

**Central Bedfordshire My Journey
Journey to Work Evidence Base****3.2 Length of Trips**

☐ The average length of journey to work in 2001 in Central Bedfordshire was 10 miles (16km). This compares to a national figure of 8.5 miles in 2002, highlighting longer than average commutes for local residents

☐ There is a wide divergence in the distances people travel to work with no one distance banding dominating. This reflects the rural nature of the authority and the lack of any one dominant urban area.

☐ A large proportion of respondents work within 2 miles of where they live, a distance easily walkable by most able bodied adults.

☐ A large proportion of the population also work within a relatively manageable cycling distance of their home, generally perceived to be anything under 5 miles.

MR & MRS J MCLENNAN
WOODCOTE
WOODSIDE
ASPLEY GUISE
MK17 8EB
01908 588065

Cllr K C Matthews
142b High Street
Cranfield
Bedford
MK43 0EL

3 November 2015

Dear Cllr Matthews

Re: Application Ref CB/15/03048: Woodcote, Woodside Aspley Guise

I write with reference to the above application which is to be considered by Members at their meeting of the 11th November.

Officers have recommended that the application should be refused; however, I am concerned that insufficient weight has been given to the information and material considerations relevant to the consideration of this application. In advance of the meeting I would therefore like to draw to your attention to the merits of the proposal and the planning considerations which I believe are relevant.

The application seeks permission to erect two detached dwellings with detached garages on land within the curtilage of my property, Woodcote.

This land is entirely enclosed on all sides by a mix of existing residential properties and the road frontages of Woodside and Aspley Hill. In addition, running along the boundaries of the site with Woodside and Aspley Hill is a mix of trees and vegetation that further obscures views of the site.

In terms of relevant planning policy; the site falls on land washed over by the Green Belt, as does much of Aspley Guise. Central Bedfordshire's Core Strategy and Development Management Plan policy (DM6), allows limited infilling to occur in the Green Belt within set infill boundaries as defined upon the Plan's accompanying Proposals Map. Policy DM6 however was framed to respond to Planning Policy Guidance Note 2 – Green Belts (PPG2), which provided specific advice on how limited infilling should be considered in a local plan. PP2 has now been replaced by the National Planning Policy Framework (the Framework) and the advice on Green Belt infilling was not carried forward into the counterpart paragraph (#.89) of the Framework. There has, as a result, been a change in planning circumstances as the Framework no longer requires infilling the Green Belt to be tied to local plan policy. Rather, it is a standalone exception that requires decision makers to consider whether, as a matter of fact on the ground, a site falls within the built form of the village and can constitute an infill site.

This interpretation is corroborated by, and leads from the Appeal Court decision *Wood v Secretary of State for Communities and Local Government* [2014] EWHC 683 (Admin). Paragraph 11 of that decision assessed Paragraph 89 of the Framework and in summary found that limited infilling in villages in green belt was acceptable.

I consider this to be a significant legal decision, particularly given that the application site sits within the built confines of Aspley Guise and not on open Green Belt land.

As a demonstration of the site's characteristics, I have enclosed an aerial image that shows the application site and the development context that surrounds it. The properties that have been highlighted in blue are large properties that were both constructed in the last 18 months. Practically, I would consider this plan alone shows how logical the site is as an infill site in Aspley Guise.

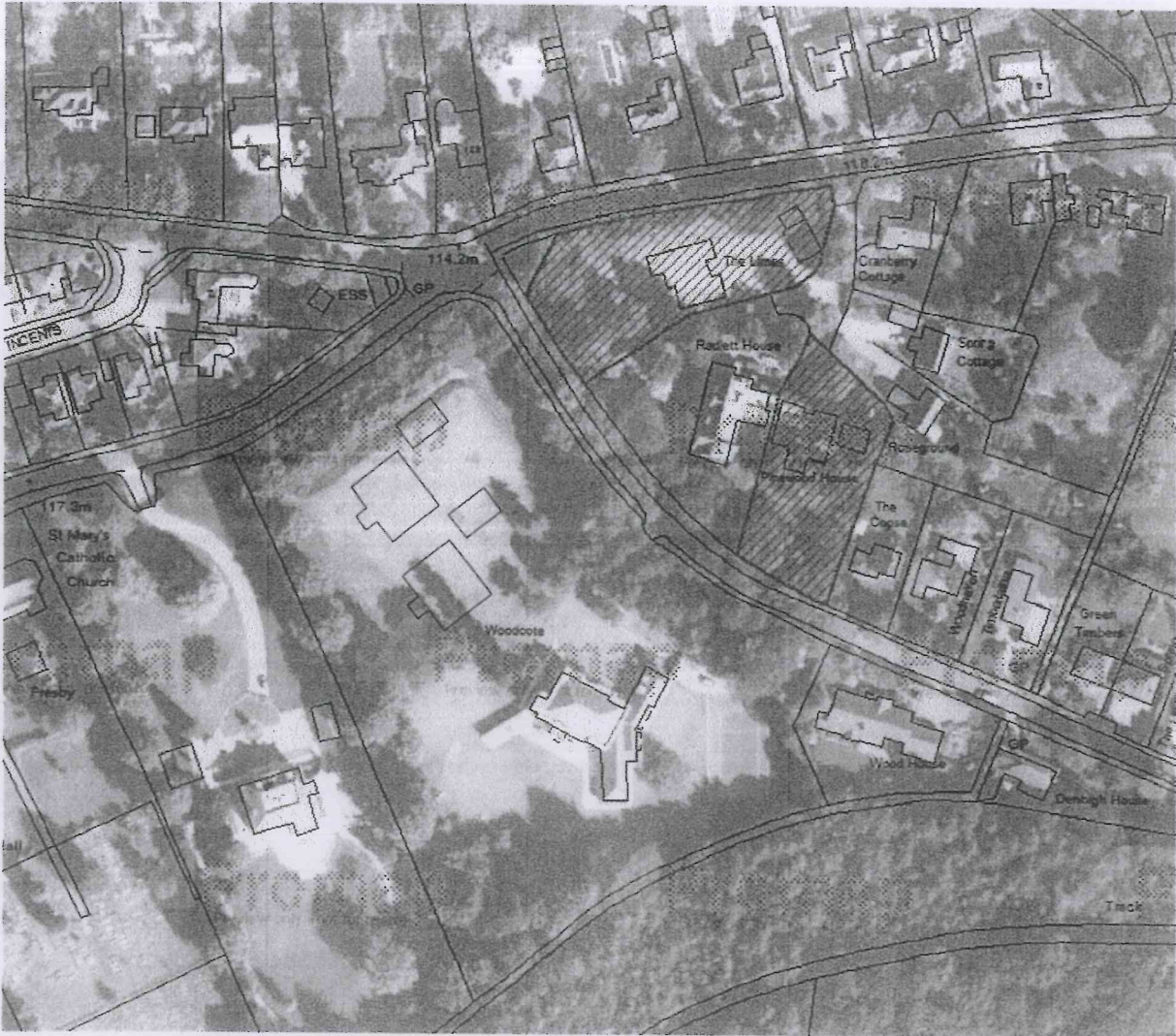
Taking into account the changed policy context, and the ruling of the Court of Appeal on the interpretation of Green Belt infilling, it is clearly apparent that the site can be viewed as nothing other than an infill site that falls within the village settlement of Aspley Guise. This was the conclusion reached by the Parish Council at its meeting on the 5th October. Moreover it is also notable that there have been no objections from local residents and in fact two letters of support.

The Framework reiterates that the purposes of land being in the Green Belt are to prevent urban sprawl, to stop towns merging and to safeguard the countryside from encroachment. Taking into account the location and context of the site and the scale and nature of the proposed development it is clear that these 'purposes' are not harmed, and, given the lack of local objection and the support expressed by local residents, I would urge Members to support this application.

Yours sincerely



James McCann



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